

**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT****Division of Housing Policy Development**

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December 17, 2004

Mr. Robert Van Nort  
City Manager  
City of King City  
212 South Vanderhurst Avenue  
King City, CA 93930

Dear Mr. Van Nort:

**RE: Review of the City of King City's Adopted Housing Element**

Thank you for submitting King City's housing element adopted on September 14, 2004 and received for review on October 22, 2004. The Department is required to review adopted housing elements and report the findings to the locality pursuant to Government Code Section 65585(h).

As you know, the Department's July 23, 2004 review found the draft revisions addressed the statutory requirements of housing element law. Since the adopted housing element is substantially the same as the revised draft, the Department is pleased to find it in compliance with State housing element law (Article 10.6 of the Government Code). The Department commends King City for its commitment to meet its regional housing need through a variety of innovative actions including Programs 2, and 12 that commit the City to offering fiscal and regulatory incentives to promote and facilitate affordable and infill development. Effective implementation of the element's housing and land-use programs will assist King City in addressing its existing and future housing needs, create livable neighborhoods, and conserve valuable natural resources.

Pursuant to Government Code Section 65400, the City should monitor, evaluate, and report on the effectiveness of its housing and community development implementation actions, with an emphasis on those that will assist the City in accommodating its regional share need for all income groups, including the local workforce. The annual implementation reports are annually required to be completed and submitted to the local legislative body and this Department by October 1.

In addition, because the City's adopted housing element is in compliance, King City has met one of the threshold requirements for an innovative new program that rewards local governments for approving affordable workforce housing. The Workforce Housing Program, funded by Proposition 46, provides grant funds to eligible local governments for every qualifying unit permitted, beginning calendar year 2004. Grant awards can be used to fund any capital asset project, such as transportation or park improvements. More specific information about the program is available on the Department's website at <http://www.hcd.ca.gov/ca/whrp/>.

The Department looks forward to following the City's progress and achievements through its forthcoming General Plan implementation reports. If the Department can provide further assistance in implementing the City's housing and land-use strategies, or answer any questions, please contact Mario Angel, of our staff, at (916) 445-3485.

In accordance with requests pursuant to the Public Records Act, we are forwarding copies of this letter to the persons and organizations listed below.

Sincerely,



Cathy E. Creswell  
Deputy Director

cc: Mark Hoffman, Consultant, Cotton/ Bridges  
Mark Stivers, Senate Committee on Housing & Community Development  
Suzanne Ambrose, Supervising Deputy Attorney General, AG's Office  
Terry Roberts, Governor's Office of Planning and Research  
Nick Cammarota, California Building Industry Association  
Marcia Salkin, California Association of Realtors  
Marc Brown, California Rural Legal Assistance Foundation  
Rob Weiner, California Coalition for Rural Housing  
John Douglas, AICP, Civic Solutions  
Deanna Kitamura, Western Center on Law and Poverty  
S. Lynn Martinez, Western Center on Law and Poverty  
Alexander Abbe, Law Firm of Richards, Watson & Gershon  
Michael G. Colantuono, Colantuono, Levin & Rozell, APC  
Ilene J. Jacobs, California Rural Legal Assistance, Inc.  
Richard Marcantonio, Public Advocates